

SUPPORTING STATEMENT

22 COCKEY MOOR RD

BURY

To whom it may concern

Please accept this short report as part of our Application in order to mitigate concerns The Authority have in relation to the above property and the existing enforcement Notice which is in place .

We understand the main concern is the height of the main roof and privacy concerns from the flat roof platforms at the side which will form balconies .

Aside from these 2 main issues we also understand there are prevalent issues which we have copied from the Appeal Decision below .

We have typed in red what we have illustrated on the accompanying plans to address these issues . My client has asked for some reconsideration on the points that have not been adapted in accordance with all recommendations and that them particular elements are now viewed in relation to the property as a whole as opposed to how they relate to the as built form .

a) Reduce the height of the roof of the building to conform with the plans approved under planning permission 68038. **THIS HAS BEEN FULLY ADDRESSED WE BELIEVE WITH A 1300MM REDUCTION IN THE ROOF HEIGHT**

b) Reform the roof to the rear with a hip construction to conform with the plans approved under planning permission 68038. **THIS ROOF HAS BEEN LOWERED AND IS NOW HIPPED**

c) Remove the rear window at second floor level of the building and reinstate the brickwork within the opening to conform with the plans approved under planning permission 68038.

THIS WINDOW HAS NOW BEEN REMOVED

d) Remove the 3 no. 'patio' style windows to the rear elevation at first floor level and reinstate the windows to conform with the plans approved under planning permission 68038.

WE HAVE KEPT THIS IN PLACE AND QUERY WHETHER THE REQUIREMENT IS JUST TO CONFORM WITH THE APPROVAL OR IF IT IS SOMETHING THAT WILL SIMPLY NOT BE APPROVED AT ALL ?

WE WOULD REQUEST THAT THIS ELEMENT IS GIVEN CONSIDERATION BY THE AUTHORITY

e) Remove the balcony construction to the rear of the property and reform the ground floor 'outrigger' to conform with the plans approved under planning permission 68038.

WE FULLY UNDERSTAND THE NEED FOR ADDRESSING THIS ISSUE AND PRIVACY /NOISE CONCERNS . WE HAVE SCREENED BOTH SIDES OF THE BALCONIES IN QUESTION TO A HEIGHT OF 1.9 METRES MITIGATING ANY OVERLOOKING ISSUES AND REDUCED THE SIZE OF BOTH BALCONIES BY MORE THAN HALF THE STANDING AREA PREVIOUSLY PROPOSED

f) Reform the roof to the entrance porch to the front elevation to conform with the plans approved under planning permission 68038. g) Demolish and remove the masonry constructed outbuilding from the land. Copies of the plans approved under planning permission 68038 are attached.

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AS BUILT FRONT ELEVATION



AS BUILT REAR ELEVATION



AS BUILT REAR ELEVATION

CONCLUSION

Conclusion:

We would be delighted if you could view our proposals to amend the as Built dwelling to be more Conforming with the Authoritys Planning Criteria .

My client in hindsight reflects that what is built is not anywhere close to what was approved but he is also requesting a level of reconsideration from the Authority in regards to how we have addressed mitigation of the design .

We would welcome an open and honest discussion on all matters moving forward as we are eager to comply with Planning criteria and rectify any misjudgements on my clients behalf

Many Thanks

Kind Regards, Barry Cullen

BARRY CULLEN ARCHITECTURE LTD